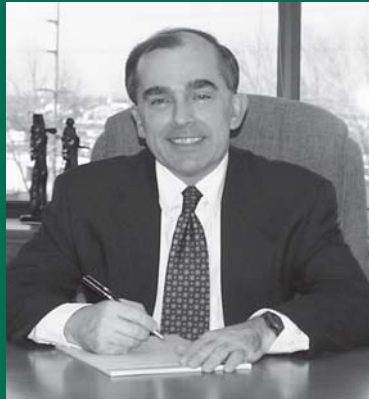


Special Edition:  
**YOUR GUIDE TO  
HOUSING**



**ROB DRAKE,**  
**MAYOR**

### INSIDE THIS ISSUE:

- 3 New Senior Housing Adds to  
Downtown Housing Mix
- 4 Affordable Housing Challenges
- 6 Home Repair Help
- 12 Neighborhood Association  
Focus: Neighbors Southwest
- 14 Frequent Questions on  
Remodeling Permit Requirements

# YOUR CITY

CITY OF BEAVERTON NEWSLETTER

SPECIAL EDITION ~ FALL 2004

## Focus on Housing

We have been incorporated as a city since 1893, so it is not surprising that we have such a unique blend of housing, both old and new. Over three-fourths of our 34,000 unit housing stock was built since the beginning of our explosive growth in the early 1970s. Yet, we have a broad range of housing types from standard single family, condominiums, apartments, multiplexes and even mobile homes. A vast majority of our 80,000 residents take pride in their homes and neighborhoods – and it shows!

This special publication of Your City is focusing on housing. For many, our homes are our major investment and the place where we spend the most time with our families. My family and I have owned our current home in south Beaverton for 16 years, so we have witnessed significant change in a short period of time. There was a supply of undeveloped land in my area when we built our home and now much of it has filled in according to the long-term comprehensive zoning plan for the area. Like the rest of Beaverton, it is representative of the kinds of housing offered in our community.

Our region is growing and continues to attract many new residents. State law mandates that development within urban growth boundaries must maximize space utilization, promote the economy, preserve natural resources and maintain quality of life. It is a tall order to fill to meet State goals and mandates, especially when there are competing interests and many different opinions. As part of a dynamic and evolving region, Beaverton is involved in the Metro regional government planning processes, policy decisions influencing and forming change.

Beaverton's demographics have changed significantly in the last 30 years, so there is no "typical" citizen. Since the beginning of our growth curve in the early 1970s, we now have a rich blend of diversity which brings many opportunities and also some challenges. Our housing offerings need to be different, varied and reflective of our demographic change. As the cost of vacant land has spiraled, we have looked for opportunities to provide more affordable and accessible housing. The entire Portland region is wrestling with this challenge.

Cities, counties and our Metro regional government continue to work together to maximize opportunities and stretch available resources to offer different types and financial ranges of housing. Through combined planning, while attempting to recognize and honor local differences and desires, there has been a collective regional effort to better understand how to

*(Continued on page 2)*

## Mayor's Hotline

Your interests and concerns are important to me. A phone line is available 24 hours a day for citizen calls: (503) 526-3700. Messages will be checked daily, and if you leave your name and number, a staff member or I will respond to you as quickly as possible.

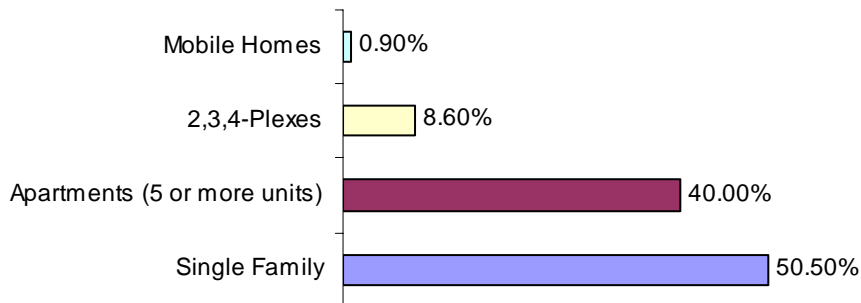
## Mayor's Report *(Continued from Page 1)*

provide cost-effective and livable, affordable housing. Such local and regional efforts include the in-depth analysis of Metro's Regional Affordable Housing Strategies work, the City of Portland's Regional Housing Resource Steering Committee (that is still in progress), the ground-level work of numerous non-profit housing groups, and the continued funding from the Department of Housing & Urban Development (HUD) of the federal government. These combined study efforts, planning and real-world funding opportunities combine to help fund the gap to provide more decent housing choices.

• **Rob Drake, Mayor**

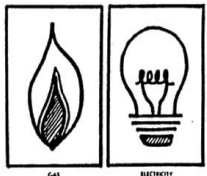
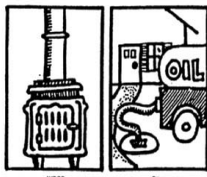
### RESIDENTIAL HOUSING TYPES IN BEAVERTON

(Source: 2000 Census)



## Want to Save Money?

Join Community Action for an Energy Fair!



- ❖ Free giveaways for an energy efficient home
- ❖ Conservation tips
- ❖ Informative displays
- ❖ Presentations for the whole family

Door prizes!

Entertainment presented by  
Rose City Clowns!

Snacks and Drinks provided!

**When:** Saturday,  
October 23 2004

**Time:** 9am-3pm

**Where:** David Hill  
Elementary School,  
440 SE Oak Street,  
Hillsboro

**Information/Call:**  
503-693-3232



This fair is brought to you in partnership  
with PGE, NW Natural, and the Downtown  
Hillsboro Farmers Market

The site is ADA accessible, please call 503-693-3232 for assistance

## YOUR CITY

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(503) 526-2554 V/TDD.

**THE CITY'S MISSION:**  
*"Preserve and enhance Beaverton  
as a responsive, dynamic, attractive and  
safe community."*

Rob Drake, Mayor  
Forrest Soth, Council President  
Betty Bode, Councilor  
Dennis Doyle, Councilor  
Fred Ruby, Councilor  
Cathy Stanton, Councilor

### COUNCIL GOALS:

- 1-Preserve and enhance our sense of community.
- 2-Use City resources efficiently to ensure long-term financial stability.
- 3-Continue to plan for, improve and maintain the City's infrastructure.
- 4-Provide responsive, cost effective service to the community.
- 5-Assure a safe and healthy community.
- 6-Manage growth and respond to change consistent with maintaining a livable, full-service city.
- 7-Maintain Beaverton as a regional leader in cooperative efforts with other agencies and organizations.
- 8-Provide and support a highly qualified and motivated City work force.

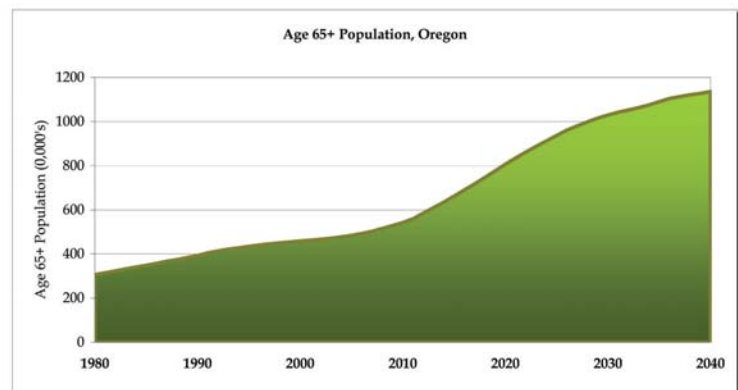
## New Senior Housing Adds to Downtown Housing Mix

With the aging of the baby boomer population, the demand for senior housing is expected to increase dramatically in the coming decades. In Oregon, the over-65 population is expected to grow by over 75 percent during the next two decades. This is more than two-and-a-half times the forecasted growth rate for the general population. The City of Beaverton has been spearheading an effort to develop additional alternatives for our growing senior population by promoting the development of affordable senior housing in our downtown core area. The City has assembled a group of public, private and non-profit partners to develop a mixed-use project in the Old Town section of downtown on a block adjacent to First Street and Angel Avenue. This project will contain 66 units of one and two-bedroom senior housing on three levels located above a ground floor health clinic, vision clinic and associated commercial uses. The tenants for the housing are projected to be aged 62 and over who do not have self-care limitations (e.g. independent seniors who do not need medical or self-care assistance) and one-person households.

The senior housing will be managed by *Concepts for Community Living (CCL)*, a local operator of independent and assisted senior

housing with over 20 years of experience. CCL manages their facilities with the goals of promoting independence, choice, dignity, privacy and individuality of their residents in a supportive environment. The developer of the project is *The Communities Group* who has extensive nationwide experience in developing affordable housing. The project is awaiting an important decision by the State of Oregon on a tax credit application that was recently submitted for the project. Application decisions are expected in early November and if successful, construction on this important project is projected to start during the summer of 2005.

**Senior  
Population  
Projection for  
Oregon**



**Current Project Rendering**

# City Takes on Affordable Housing Challenges

**Nearly one in three Beaverton households live in housing that is officially “unaffordable” for them.**

**A household spending more than 30% of its gross income on housing is said to be “cost-burdened,” or “severely cost-burdened” if spending more than 50% of its gross income on housing.**

Does the cost of housing seem high to you? Well, for a good number of your neighbors, it probably does: nearly one in three Beaverton households live in housing that is officially “unaffordable” for them.

It is no secret that housing throughout the Metro area has become much more expensive over the last 10-15 years, and incomes have lagged behind the cost of housing. While rising home prices are good news to those who are already homeowners (as their investment in their home appreciates), the rise in housing costs means that many are paying far more of their income for housing than they did in 1990. While we are a long way from the kind of housing crunch California has experienced, there is still reason to be concerned about a housing market that prices out some families. Rising prices make it difficult for young families to buy a house in Beaverton and can influence a business’s decision whether to locate in an area with a high cost of living.

Just as significantly, many lower income families are now paying a very large percentage of their income for housing, which leaves less to pay for other necessities like food, health care, transportation, and clothes. Ultimately, too much burden on a family’s budget can drive it from place to place, and an array of recent studies shows that frequent moves can have a disastrous effect on a child’s ability to keep up with their peers in school.

### Defining “Affordable” Housing

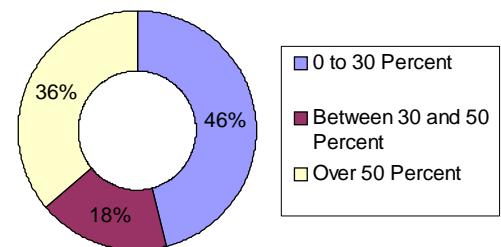
Housing experts generally agree on a standard measurement of affordable housing: no household should spend more than 30 percent of its gross income on housing (including utilities). A household spending more than 30 percent of its gross income on housing is said to be “cost-burdened,” or “severely cost-burdened” if spending more than 50 percent of its gross income on housing.

Given this yardstick, the 2000 Census helps us break down the housing market into income categories and define the number of cost-burdened households – i.e. those who lack affordable housing.\*

Renters are significantly more likely to pay

more than they can afford for housing, and figures for elderly Beaverton renters are sobering: 54 percent are paying more than 30 percent of their household income and 36 percent are paying more than 50 percent (see chart below).

**Percentage of Household Income Spent on Housing by Senior Citizens in Beaverton**



Not surprisingly, lower-income folks are the most likely to pay too much for housing. 78 percent (or nearly four-in-five) of Beaverton’s low income\*\* households are cost-burdened, and 46 percent of these households are paying more than half their income for housing.

What the abstract numbers boil down to is that thousands of our neighbors are stretched very thin by the cost of their housing and cannot improve their situation without help.

Consider a 78-year old grandmother living alone on Social Security. Even with a benefit check as much as \$1,000 per month, she likely spends at least half her income on housing, leaving little left over for food and other necessities, to say nothing of the cost of prescription drugs she might need every month.

*\*While 2000 Census figures capture a moment when the rental market was considerably “hotter” than it is now, it is still the best source of data on the affordable housing shortage and a reliable guide to the scale of need, particularly for the lowest income levels.*

*\*\*Those earning less than 50% of the median family income, which would currently be about \$34,000 for a family of four.*

Or imagine you are one of the hundreds of Beaverton residents with a serious disability that severely limits the kind of work you can do. Perhaps you receive Social Security payments, which a recent study calculated at equivalent to a full-time job paying around \$2 an hour (less than 1/3 of Oregon's minimum wage). Unless you receive a housing voucher or some other form of subsidized housing, you may very well be on the verge of homelessness.

But even able-bodied working-age people making a good-faith effort may find Beaverton's housing market challenging. Imagine a young couple with a small child. If one parent works half-time and the other full-time at minimum wage, this would leave them a little more than \$500 per month for housing, using the 30 percent affordability standard. Finding a decent two-bedroom apartment in Beaverton for this amount can be challenging. And what happens when you factor child care into that household budget?

### **A Role for Government?**

Why should government get involved in housing problems? Shouldn't the housing market be able to serve everyone? Unfortunately, it is simply uneconomical for a for-profit developer to create housing for the lowest income levels – the economics just do not work. At the very lowest income levels, a tenant cannot “affordably” cover even ongoing maintenance and operations costs paid by the owner for an apartment.

When the market fails to provide for the basic needs of some members of the community, society looks to government to fill the gap. Federal and state housing programs are important, but neither has ever attempted to meet the needs of all low income people for housing assistance. A responsive local government needs to consider its role in addressing residents' housing needs, and Beaverton has become increasingly involved in housing issues. In the last two years, the City has:

- Used federal Block Grant and HOME program funds to assist the development of The Bridge, a new 15-unit project for very low income, developmentally disabled adults.

- Allocated nearly \$340,000 to the City's Housing Rehabilitation Program and new Accessibility Rehabilitation Program (“Adapt-a-Home”).

- Contributed \$100,000 to the Community Housing Fund.

- Led planning for a new Senior Housing Project downtown, as part of the mixed-use building which will include space for Virginia Garcia Memorial Health Center and other services.

- Undergone a thorough review of City policies relating to Affordable Housing, and incorporated a series of important changes to our Comprehensive Plan meant to help promote affordable housing in Beaverton.

- Supported Tualatin Valley Housing Partners in both the rehabilitation of existing housing and planning future projects in Beaverton.

- Actively participated in a variety of regional efforts to address affordable housing, including the Blue Ribbon Committee on Housing Resource Development.

The City of Beaverton will never be a major factor in the housing market in Beaverton, but we will continue to look for appropriate opportunities to help our most vulnerable residents and reduce the number of families that have to decide between paying rent and buying food or medicine.

## **LOOKING FOR AN AFFORDABLE PLACE TO LIVE?**

Your online housing search just got easier.



**[www.housingconnections.org](http://www.housingconnections.org)**



Thousands of listings • Free service

Includes special needs housing

Can't get online? Call 503.802.8562



### City Offers Home Repair Help

Does your home need repairs you just cannot afford? The City may be able to help! Our Housing Rehabilitation Program has helped more than 90 Beaverton homeowners make major repairs, including new roofs, plumbing and electrical repairs, and more.



*“Before and After” photos of the eaves of a house repaired with housing rehabilitation funds.*

The program began in 1996 as a way to help Beaverton homeowners make critical repairs on their homes that they probably could not afford themselves. We can help with any kind of repair that affects the safety or health of the home’s occupants, or the structural soundness of the home. Funding comes from federal Community Development Block Grants or HOME program dollars administered by the City.

There are three basic eligibility requirements:

- you must live within the City limits,
- you must own your own home (we cannot repair a rental under this program),
- the household as a whole must make less

than 80% of the area median family income, which is based on the size of the household. For instance, a family of four could earn a gross annual income of up to \$54,300; the income cut-off for a single person is \$38,000 per year.

If you meet these three conditions, you are probably eligible for a low-interest (0%-5%) loan of up to \$15,000. Low income homeowners (below 50% of the median family income, or \$28,600 for four people) are eligible for deferred payment loans at no interest, where no repayment is required until the property changes ownership or is refinanced. Mobile home owners are eligible for grants up to \$3,000 for basic repairs and up to \$2,000 to address fire safety issues.

The City operates the program in conjunction with the Portland Development Commission (PDC). After talking with a City staff member who can determine whether you are eligible, PDC walks you through the application process and sends an experienced Construction Advisor to your home to identify problems. The Construction Advisor will help you identify contractors who can bid on the work, and you select the contractor (with some restrictions). The Program pays the contractors, and PDC works out loan repayment arrangements with you.

Turnaround time is quick: in most cases, we can have a Construction Advisor at your home within a few days. To find out more, call the City’s Housing Rehabilitation program at (503) 526-2488 or see our online brochure: [www.ci.beaverton.or.us/departments/economic/dev/docs/general\\_brochure\\_8.pdf](http://www.ci.beaverton.or.us/departments/economic/dev/docs/general_brochure_8.pdf)

### Free Lead Hazards Risk Assessments

Children under six years old living in a home built before 1978 may be at risk of lead poisoning, which can cause learning disabilities, attention deficit disorder, even brain damage. Lead-based paint – which was banned in 1978, but is common in older houses – can be very harmful to young children, and parents and other caregivers should be alert to the danger of lead exposure. A recent study by the Oregon Health Division found that three to five percent of Portland-area children tested had elevated blood

lead levels.

As part of a consortium of eight local jurisdictions, the City of Beaverton has grant money available for homeowners with small children to help contain lead hazards in their homes. Eligible homeowners may receive up to \$10,000 for lead hazard reduction work on their property. Call (503) 988-4000 today to learn about free risk assessments and grants through the Portland Regional Lead Hazard Control Program.

## *The Bridge Housing Project Breaks Ground for Families of the Disabled*

On Friday, July 23, Mayor Rob Drake joined Families For Independent Living (FFIL), Tualatin Valley Housing Partners (TVHP), the US Department of Housing and Urban Development (HUD), and potential residents in a groundbreaking ceremony for The Bridge, the long-awaited apartment project for the developmentally disabled. Despite the 103 degree weather, the buoyant spirit of those assembled and HUD's formal commitment of financing made for a festive mood as the City officially celebrated a welcome addition to the affordable housing available to some of Beaverton's most vulnerable residents.

TVHP, a non-profit community development corporation located here in Beaverton, and FFIL, a non-profit parent group which was formed in 1996, have been working on the concept since 1998. The plan was to develop a project where higher functioning developmentally disabled adults could live independently in an atmosphere supportive of their needs.

Persons with disabilities face tremendous housing challenges, and parents of those with developmental disabilities have struggled to find suitable places for their adult children to live. "First of all it has to be affordable," says Barbara Forrer, president of FFIL, "which usually means a subsidy like a Section 8 voucher. But our daughter, who's 33 now, was on the waiting list for a voucher for 12 years before she actually got one. Then it's got to be safe, and in a location that works for the residents and the family. The Bridge is so exciting because all those things will come together there."

The Bridge will be a 15-unit apartment project with 14 one-bedroom units designed around a courtyard intended to build a sense of community among the residents and to provide them with a safe living environment. The project also includes a community room and an apartment for a resident manager.

The project is targeted to developmentally disabled individuals with Social Security Disability as their major source of income. It is funded through a number of sources, including a grant from HUD's Section 811 program and HUD rent subsidies, HOME program funds

from both the City of Beaverton and Washington County, and Community Development Block Grant (CDBG) funds from the City. All told, the City has contributed nearly \$500,000 to the project, including purchase of the land.

Most of the eligible population receives substantial support services through the County and Self Determination Resources, Inc. Other community organizations like Tualatin Hills Park and Recreation District also provide a number of programs.

In late 1999, TVHP and FFIL approached the City with their concept and requested help in locating a suitable site. A parcel was identified at SW Allen Boulevard and 141st Avenue that was a good fit for this project because of its access to transit, services, and shopping. The property was purchased by the City in 2000.

TVHP, as project sponsor, then submitted an application to HUD in early June 2002 and received notice of award in November of that year. TVHP and the City have now completed the design and permit approval process and hope to begin construction by October 1.

The project will be owned by a new non-profit, The Bridge Housing Corporation, but will be directly managed by staff of TVHP. During this development TVHP, has fronted more than \$120,000 for costs of the application and design.

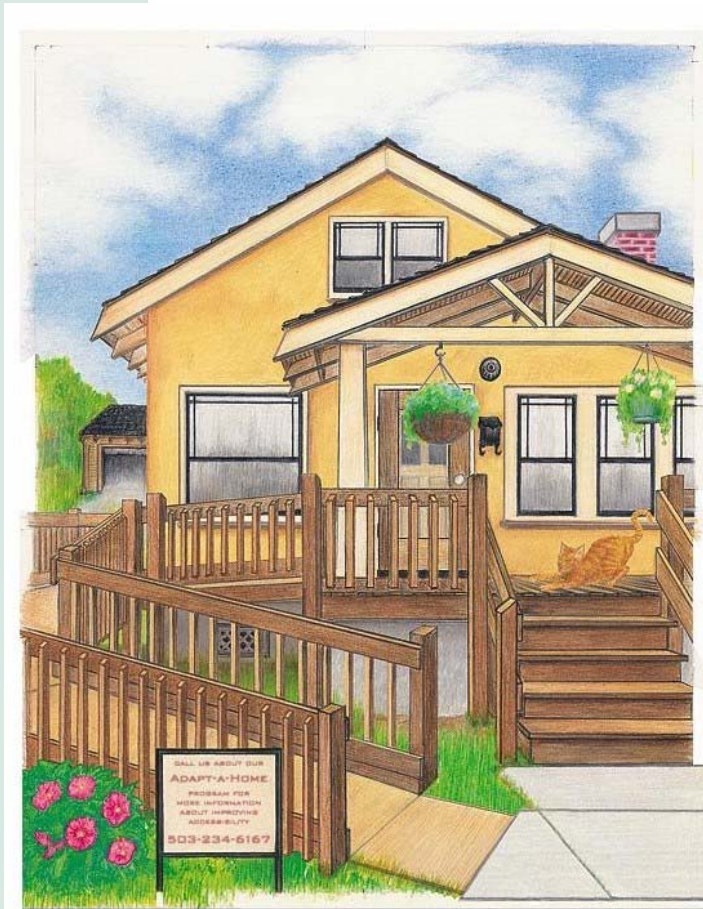
*The Bridge*



### *City Brings Accessibility Program to Beaverton Adapt-A-Home Opens Doors to Independent Living*

A \$100,000 grant from the City of Beaverton to Unlimited Choices, Inc., will help Beaverton's low-income seniors and people with disabilities to live independently. Low-to-moderate income residents of Beaverton with mobility impairments will be able to modify their homes to meet their specific needs, and the improvements will be paid for with federal Community Development Block Grant (CDBG) funds from the City.

Unlimited Choices is a local non-profit organization that has assisted more than 1,500 people in the Portland region with housing repairs since 1993. Their award-winning Adapt-A-Home program helps people with accessibility-related modifications to their homes, so they can remain in their own home.



Adapt-A-Home uses local contractors and suppliers to build ramps and other accessibility improvements. The program also is meant to permanently expand the supply of accessible housing. Adapt-A-Home can even help residents living in apartments and rental homes.

By partnering with Unlimited Choices, the City reaffirms its commitment to reach out to the most vulnerable members of the community and to help people who face overwhelming barriers in their daily lives. Modest changes can allow seniors to remain in their homes, help disabled working-age adults live independently, or help children with disabilities continue to live with their families.

"Something as simple as a ramp or bathroom accommodation can empower an individual to live independently rather than being forced into a restrictive living environment," states Brenda Jose, Unlimited Choices' Executive Director. "All of us deserve the freedom and dignity of independent living."

The staff at Unlimited Choices does much more than administer funds. They conduct an in-home assessment prioritizing personal accessibility needs, solicit and award contracts, troubleshoot, inspect the finished job, pay the contractor, and act as a link to other services in the community.

"Many of our clients have multiple needs and may not be aware of community services that could benefit them. Our network of contacts at social service agencies helps to increase the quality of life and safety for the people we serve," states Deborah Wright, Operations Director for Unlimited Choices.

The City is very pleased to bring the highly regarded Adapt-A-Home program to Beaverton. As Mayor Drake notes "Adapt-A-Home allows us to make a significant difference in the lives of many people for a small investment of scarce housing funds."

For more information on Adapt-A-Home, call (503) 234-6167 or visit their Web site at [www.unlimitedchoices.org](http://www.unlimitedchoices.org).

## Dispute Resolution Center

### Landlord & Tenant Communications

For the last decade, Beaverton has offered a wide array of economic opportunities for the modern workforce. As a result of this powerful social force, the City has experienced a 50% increase in population since 1994. Our population growth has also increased the demand for affordable housing in our community. During this period, the cost of a traditional single-family home has risen significantly. In response, we have seen a rapid increase in apartments, condominiums, town homes and attached homes to fill the housing gap. Now over 50% of our City's population lives in high density housing.

Today's modern community is rarely portrayed or defined without reference to its density, diversity and conflicts. Our City's increased population density, expanding cultural diversity, mix of lifestyles, and Oregon's increasingly complex landlord tenant laws make it no surprise that residential living presents a significant opportunity for conflict.

The Dispute Resolution Center's "Landlord/Tenant" and "Neighbor" mediation programs were established to serve the needs of the City's residents and residential communities, as free services of the Mayor's Office. Conflicts can develop out of misunderstandings in complex rental agreements about deposits, rules violations, late payment of rent, safety issues and evictions. Other conflicts can relate to interpersonal situations like excess noise, loud music, differing activities or lifestyles. They can come from property-related issues like residential repairs, damage to property or boundary lines. In some cases, it can be a lack of animal control, like barking dogs or pets running loose. There are also neighborhood rules and regulations, use of common areas, and issues related to maintenance of trees, shrubs, and perceived noxious vegetation that can create the conflict. Each time we are involved in a conflict with a neighbor, we have an opportunity to make a choice that defines the kind of

community in which we want to live. One that litigates its conflicts or one that chooses to find collaborative solutions.

Good communication between landlords, tenants and neighbors is critical to successful residential living. The Center's mediation programs

are a voluntary process enabling owners, landlords, managers, tenants and neighbors a means of constructively exploring differences, gaining new understandings, and working together to reach mutually acceptable collaborative solutions. Our services are provided at no cost and are

confidential. What is in it for you? A collaborative solution avoids the time loss, cost, and uncertainty of the conventional "win/lose" option of litigation. Agreements based on collaboration also help build trust, improve relationships and strengthen our community.

At the Dispute Resolution Center; we fully believe that handling conflict in a positive way helps build community spirit. It is easy to do; simply give us a call at (503) 526-2523, or you can email us at [disputemail@ci.beaverton.or.us](mailto:disputemail@ci.beaverton.or.us), or visit us in person at the Dispute Resolution Center in City Hall.



**Contact the Dispute Resolution Center at (503) 526-2523 or by e-mail: [disputemail@ci.beaverton.or.us](mailto:disputemail@ci.beaverton.or.us).**

**Office hours are Monday through Thursday 7:00 a.m. to 7:00 p.m. and Friday 7:00 a.m. to 5:00 p.m.**



### *The Community Housing Fund*

Washington County took a dramatic step last year toward addressing the community's shortage of affordable housing, by committing a \$310,000 challenge grant to the new Community Housing Fund. The City of Beaverton recently became the first city to meet the County's challenge, as it contributed \$100,000 to the Fund.

A housing trust fund was identified by the County's VisionWest process as a promising approach to increasing access to affordable housing throughout the County. The Housing Trust of Santa Clara County in California was seen as a model for what a housing fund could accomplish. Leading private sector employers and civic leaders came together with public officials and housing advocates to address a critical shortage of affordable housing in the Silicon Valley.

Inspired in part by the success of the Santa Clara Trust – which raised \$20 million in two years – Washington County helped establish a new, free-standing nonprofit, the Community Housing Fund. This fund serves as a catalyst to create more housing for Washington County residents, by working with both public and private sector partners. The new non-profit is governed by a Board of representatives from the faith community, private business, and affordable housing experts.

The Fund's goal is to build a \$15 million trust fund to help local affordable housing developers build or acquire and refurbish 1,000

affordable housing units during the next ten years. Washington County seeded the Fund with a challenge grant of \$310,000 with the expectation that an additional \$600,000 would be raised by the Fund from community partners. Rather than compete with existing housing efforts, the Fund seeks to generate new sources of funding for affordable housing. The current campaign reaches out to all sectors of the community, including an initiative to recruit 100 churches to contribute \$1,000 each, as well as appeals to private individuals and corporations to help build the Fund's initial assets. The Fund is a 501(c)(3) organization and is actively seeking tax-deductible contributions from those in Beaverton and throughout the County who care about affordable housing.

The Fund will not build housing itself but will support existing community groups whose mission it is to develop or rehabilitate affordable units. Once the Fund reaches its goal of obtaining start-up monies to meet the County's challenge, the Board will begin an annual awards process to support the production of affordable housing for low-income and special needs families in the County.

In the first year, the Fund will focus on assisting renters whose incomes are below 60% of the area median income and on homeownership projects for those under 80% of the median. These populations are the hardest to serve because the cost of construction makes low rents or mortgages difficult to achieve.

All of us know someone who is having problems with the cost of housing--senior citizens on fixed incomes, young people seeking their first home, or families facing huge deposit requirements. It is hard to keep a job and kids in school without safe and secure housing. If you want to help create a new resource for our community to meet the needs of Washington County residents, please contact the Community Housing Fund at (503) 846-5790 or drop them a note (maybe with a contribution) at 3700 SW Murray Blvd., Suite 190, Beaverton, OR 97005. Please see [www.vision-west.org/housfund.htm](http://www.vision-west.org/housfund.htm) for more information and for ways you can help the Fund reach its goals.



**COMMUNITY HOUSING FUND**

**SAMPLING OF PARTNERS:**

- City of Beaverton*
- Central Bethany Development*
- Community Action*
- Habitat for Humanity*
- Home Builders Association of Metropolitan Portland*
- Housing Advocacy Group*
- Housing Development Corporation of Northwest Oregon*
- Interfaith Hospitality Network*
- Interreligious Action Network*
- Legal Aid Society of Beaverton*
- Providence St. Vincent Medical Center*
- Nike, Inc.*
- Tualatin Valley Housing Partners*
- Vision Action Network*
- Washington County*
- Washington County Families for Independent Living*

## Code Services Program

### Home Ownership: The American Dream

The home ownership rate in the US has reached a record level. For the first time ever, most minority families own the homes they live in. The increasing rate of home ownership is good for America because owners are investing in themselves, their families, and their communities.

All homeowners want livable neighborhoods and increasing property values. At Code Services, our mission is to enhance neighborhood livability and the quality of life in Beaverton by helping businesses and residents understand, and comply with, their responsibilities under Beaverton's Municipal Code.

The Municipal Code sets high standards for safety and livability in Beaverton. The Code covers subjects like: abandoned, discarded, and dismantled vehicles; building permits; rubbish; sidewalk standards; street trees; and weeds, grass and blackberries.

Code Services is your partner for a better community. Here is some information that will help homeowners avoid code violations.

#### Automobiles

Americans love their cars, and you can own as many cars as you want in Beaverton as long as they are:

- In operable condition;
- Legally drivable on public streets;
- Legally parked in residential neighborhoods.

This means that broken-down, dismantled, unregistered or wrecked vehicles may not be stored on residential properties. Vehicles must be parked on permanent hard surfaces - either asphalt, concrete or paver blocks.

#### Building Permits

The purpose behind building codes is to make sure that homes are safe from structural failure, fires, electrical shock, and health risks. Building permits provide a record of the work performed and inspections conducted. Not all work requires a building permit, but any structural alterations, new plumbing connections and new electrical connections do require a permit. It's easy to call the Building Services Division at (503) 526-2403 to discuss your project and find out if a permit is needed.



#### Rubbish

The Code prohibits the accumulation of rubbish on property anywhere in Beaverton. To provide an orderly system of rubbish disposal, the City has franchise agreements with waste haulers. The City's Web site has a link to help you find the trash hauler that services your neighborhood, or you can call (503) 526-2665.

#### Sidewalk Standards

A sidewalk uplifted by more than 1/2" is a tripping hazard. Homeowners are responsible for the maintenance of their sidewalks and are potentially liable for injuries caused by a defective sidewalk.

#### Street Trees

Street trees enhance neighborhood livability and property values. Street trees are protected by the Code, and certain safety standards apply. For example, trees must be trimmed at least eight feet above sidewalks and at least twelve feet above roadways. A permit is required to plant or remove a street tree, and the City provides a list of the best varieties of street trees to plant.

#### Weeds, grass and blackberries

Yard maintenance is subject to wide-ranging individual tastes, but the Code sets a minimum standard for all to follow:

- Grass & weeds no more than 12" tall
- Blackberries may not be allowed to grow across property lines
- Trees, shrubs and vegetation are not allowed to grow into sidewalks or roadways.

**Code Services is a resource to help you with municipal code issues, and to help you resolve code violations in your neighborhood. Visit us on the first floor of City Hall or call us at (503) 526-2270. You can also report problems online at the City's Web site: [www.ci.beaverton.or.us](http://www.ci.beaverton.or.us).**

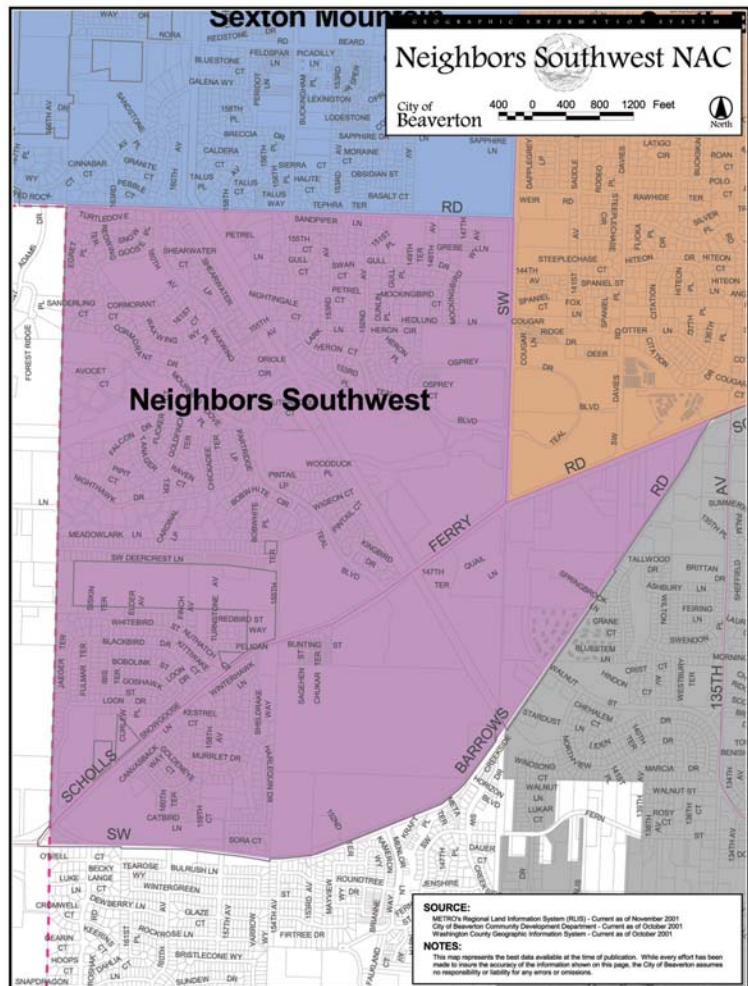
## Neighborhood Profile: Neighbors Southwest NAC

The City of Beaverton strongly encourages public involvement in City government and one of the ways it does that is through its support of 13 Neighborhood Association Committees or NACs. NAC membership is free and open to anyone who lives, owns a business, or represents an organization such as a school or church within the boundaries of the NAC. NACs offer neighbors the opportunity to meet and discuss issues affecting their neighborhoods. Additionally, NACs offer citizens a means to communicate with their neighbors, as well as with the City, through regularly scheduled meetings with meeting packets distributed by the City that includes meeting minutes, land use notices, and information on other City activities and events.

### Neighbors Southwest

The Neighbors Southwest NAC (NSWNAC), located in the southern portion of Beaverton, has been a recognized NAC since the late 1980s. Here are some interesting facts about this neighborhood:

- It is 1.54 square miles in area.
- It has a mix of residential homes, including multi-family homes and commercial businesses, such as the Murray Scholls Town Center.
- Several significant housing projects have been completed in the neighborhood including Sterling Park, Murray Ridge, and Scholls Heights Elementary School.
- Currently, the following



projects are under construction including Progress Ridge (redevelopment of Progress Quarry) and the associated realignment of Barrows Road, Pinot Ridge, and Orchard Glen.

### Organizational Meeting

The NSWNAC is currently inactive, which means that there are no officers or regularly scheduled meetings. In order to ensure neighbors in this NAC have access to the benefits of an active NAC, including the Neighborhood Program's support services, City staff are holding an organizational meeting on Wednesday, October 20 at 7:00 p.m. at the Conestoga Recreation & Aquatic Center, 9985 SW 125<sup>th</sup>, Room 202. If you have questions or are interested in assisting staff in organizing the NAC, please contact Ellen Levno at (503)526-2543 or [ellevno@ci.beaverton.or.us](mailto:ellevno@ci.beaverton.or.us). We hope to see you there!

**Next Meeting:**  
**Wednesday,**  
**October 20 at**  
**7:00 P.M. at the**  
**Conestoga**  
**Recreation &**  
**Aquatic Center**  
**(9985 SW 125th,**  
**Room 102).**



### Neighborhood Program

## Together We Beautify Our Community

Beaverton enjoys a reputation as a livable City with a high quality of life. Over the past few years, the City has implemented a number of projects that have enhanced the City's beauty and livability. Projects such as new street furniture along Hall Boulevard, including benches and water fountains; the flower baskets, and the neighborhood sign toppers contribute to a sense of community identity within the larger urban setting.

Citizens, too, participate in beautifying our City by contributing their time and labor to various projects. Over the years, the City's 13 NACs have implemented projects that have helped to maintain a clean and livable City. Each spring, NAC members volunteer to unload vehicles at the annual neighborhood cleanup, sponsored by the NACs, City, and local garbage haulers. Fifty to 100 tons per

year, including sinks, toilets, couches, and other "junk" are brought to the cleanup and unloaded by volunteers into drop boxes.

Other NAC projects implemented over the years include a tree planting conducted by the Sexton Mountain NAC in Matrix Hill Park. Sexton

Mountain NAC members planted approximately 100 trees in the park as a way to add to its attractiveness. South Beaverton and Highland NACs partnered to implement park improvements in Hyland Park, including trail enhancements and removal of invasive species. The High-

land NAC also created and placed carved wooden signs that serve as entry signs to their neighborhood at four intersections. One of the signs is located at the roundabout at Hart and Sorrento, which the NAC has made even more attractive by planting flowers.



*For information on participating in your NAC and City activities, contact Ellen Levno at the Neighborhood Program at (503)526-2543 or [ellevno@ci.beaverton.or.us](mailto:ellevno@ci.beaverton.or.us).*

### Operations Department

## Trees and Sidewalks

Strange as it may seem, some potentially costly problems for homeowners are right before their eyes but not easily seen. The trees in planting strips near sidewalks and curbs and those that were planted near sanitary sewer lateral connecting lines and roof drain underground piping can be the source of costly problems.

As trees grow and expand above ground, their root structures are also growing and expanding below ground, often very aggressively. If trees are planted in a narrow planting strip or near a sidewalk or driveway, their root structures will sooner or later extend beneath the concrete surfaces. As the roots continue to grow in size, they will crack and deform the concrete, frequently creating tripping hazards for pedestrians.

When sidewalk panels have been raised more than 1/2", the City's Code requires that the property owner make repairs to the sidewalk at their own expense. Roof drain piping and sanitary sewer lateral connecting lines are also vulnerable when tree roots grow and expand but in a less visible way. Trees seek moisture sources with their roots. Particularly in the summer, roof drain pipes and sanitary sewer connecting lines can be convenient and

reliable sources of moisture. As tree roots extend into piping systems at joints and weak areas, they reduce the volume in the pipes and ultimately cause a blockage.

A blockage in a roof drain system can cause surface water to accumulate in crawl spaces, basements and around foundations. A blockage in a sanitary sewer connecting line can cause raw sewage to back up into crawl spaces, basements and inside houses when plumbing fixtures overflow. Cleaning up raw sewage can be very costly and time consuming.

If you have trees near sidewalks and driveways, occasional observation of the concrete surfaces may enable you to deal with a root problem before the concrete is damaged. If you have trees that are planted near roof drain piping and your sanitary sewer connecting lateral (particularly if those trees are more than 20 years old), you should be alert to slower flows from drains and plumbing fixtures and soft, soggy areas that develop in landscape areas. Tree roots that have invaded sanitary sewer lines can be safely treated with commercially available chemicals.

## Community Development Department

### FAQs Regarding House Remodeling Permits

#### What is the purpose of the permits and codes?

The purpose behind building codes is to give reasonable assurance that a home is safe from structural failure; fire hazards from electrical and heating systems; electrical shock; and health risks. The permits provide a permanent record of the work performed and inspections conducted on the project.

#### If I take out a permit to remodel a home built ten years ago, do I build to the code in effect when the home was originally built?

No. The new work must be constructed under the codes in effect today.

#### If I remodel my house, do I have to bring the entire home up to the codes in effect today?

No. Only the new portion must meet the current codes unless the remodel creates a hazard for the existing building, such as overloading an existing beam.

#### When do I need an electrical permit?

Electrical permits are required any time electrical wires that are directly connected to the house electrical system are affected, such as adding a new light fixture or electrical outlet. This includes extending wires off an existing circuit. Low voltage wiring such as security systems or stereo wiring also requires a permit. Permits are not required for replacing a fuse or repairing an appliance cord.

#### When do I need a plumbing permit?

A plumbing permit is required to install or replace any plumbing fixture such as a sink, toilet, water heater or lawn irrigation system. A permit is also required if additional water or waste piping is installed or repaired.

#### When do I need a mechanical permit?

A mechanical permit is required for the installation or modification of any heating or cooling system such as an air conditioner (except models designed to be installed in a window and plugged into an electrical outlet) or furnace.

#### Do I need a permit for everything I do to my home?

No, not all items require permits. (Please note: even though a permit is not required, the project must still comply with all the applicable construction and zoning codes). Following is a

list of items that do not require a permit.

Permits are not required for the following when related to single family homes, which do not encroach over a subsurface drain system, public utility easement or into required setbacks from property lines:

- Retrofitted insulation
- Concrete slabs, driveways and sidewalks on the private property
- Masonry repair
- Porches and decks, where the floor or deck is not more than thirty inches above the surrounding ground and the edge of the porch, deck or floor does not come closer than three (3) feet to the property line (check with the zoning department for additional setback requirements)
- Patio covers not over 120 square feet in area
- Painting
- Interior wall, floor or ceiling covering
- Nonbearing walls, except when they create habitable rooms (e.g., bedrooms, family rooms, living rooms, dens)
- Shelving and cabinet work
- Gutters and downspouts
- Nonhabitable accessory buildings not over 120 square feet in area or more than 10 feet in height measured to the highest point
- Door and window replacement (not requiring any alteration to the structural support members)
- Re-roofing, except where roof sheeting is added or replaced, and replacement or repair of roofing exceeds 30 percent of the allowable load capacity of the roof structure and is not required to be fire resistant roofing
- Plastic glazed storm windows
- Fences not over six (6) feet in height (except when required for a pool enclosure)
- Retaining walls which are not more than four (4) feet high measured from the bottom of the footing to the top of the wall (except that a permit is required in all cases when the retaining wall is supporting a surcharge [load] from a building or other similar load).

*If you have further questions, please call the Building Services Division at (503) 526-2403. The following can be accessed on the City Web site ([www.ci.beaverton.or.us](http://www.ci.beaverton.or.us)):*

- Fillable building permit forms
- Fee schedules
- Online inspection requests
- Permit search (status, location, inspection history data, status, owner, location and type of permit)
- Building Codes

## **BALLOT MEASURE 37's IMPACT ON THE CITY**

***Alan A. Rappleyea, City Attorney***

The question presented in Ballot Measure 37 can be summarized as: voting “yes” requires the government to either pay an owner or not apply land use laws that reduce the owner’s property value. Voting “no” leaves the land use laws as they are. This article examines the possible impact on the City if the measure passes and not its impact on the state, regional or county governments. The application of the complex details of the measure and how to predict its impact on the City is very difficult. The State estimated the fiscal impact on all local governments for administration to be between \$46 million and \$300 million per year. Based on our population, the City’s share of that administrative cost would be between \$1 million and \$6.7 million per year. The City cannot determine how much it would expend paying claims generated by the measure. It is also likely that the City would have to resort to the courts and litigation to interpret the various provisions of this measure.

The measure applies to “land use regulations.” That definition is broad and includes any state laws regulating land (including farm and forest practices) and local government zoning, land division and transportation ordinances. For the City, this would apply to City regulations concerning what uses are allowed in the zones, building and water setbacks, building heights, sidewalks, lighting, subdivision and partitioning restrictions, tree removal, and design standards among others. It may also apply to any land use conditions of approval placed on development to mitigate traffic and other impacts. It may apply to the Traffic Impact Fees and other systems development charges. The courts would likely have to ultimately determine to what City ordinances this measure would apply.

The measure appears to be retroactive but it is difficult to estimate how this would be interpreted. Provisions in the measure state that it would apply to new land use regulations and to any land use regulation enacted after the current owner purchased the land. Furthermore, it would apply to any land use regulation enacted after a current property owner’s family member owned the property (owner can include a corporation). Thus, if a person bought their property in 1985, any land use regulation enacted after that date could be subject to the measure. Additionally, if the person’s family member, again broadly defined, owned the property previously, for example in 1960, any land use regulation enacted after that date could

be subject to the measure. The language in the measure regarding how to apply the retroactivity provisions would likely need to be resolved by the courts.

The retroactivity provisions would cause the City to do diligent research to determine exactly what laws were enacted when and to what property these laws applied to reaching back many decades. This would be a very difficult task.

If a land use regulation is subject to the measure, an analysis must be done to determine whether the regulation reduces the fair market value of the property. There is no discussion in the measure on how that would be determined. It is likely that appraisals would have to be done to show the value of the land without the land use regulation and the value of the land with the regulation. Values are typically based on comparisons to other properties and this determination may be very difficult because each property’s land use restrictions would vary depending on when the person or his or her family member purchased it. The courts would likely have to ultimately determine how the City is to make these valuations

If there is a land use regulation that reduces the fair market value, the City has the choice of paying just compensation, to not apply the regulation or to let the owner have a use on the property that was allowed when the owner purchased it. Just compensation means the reduction on fair market value of the property because of the enactment or enforcement of the ordinance. Thus, the City can avoid paying claims by not enforcing an ordinance that reduces value. The City has not budgeted any money to pay land use claims under this measure. What would likely happen if the measure passes is that some property would have the zoning and land division restrictions applied to them and neighboring property owners may not, depending on when they purchased the property. There is no mechanism for compensating adjacent owners for the reduction in market value to their properties because the City has not enforced its land use or land division ordinances on other properties.

This is a very brief review of ballot measure 37 and there are many more issues and nuances that would have to be resolved by the City if this measure becomes law. If the City cannot adequately resolve these questions and becomes involved in litigation and loses, the property owner can be awarded its attorney fees. There is no provision that allows the City to obtain attorney fees if it wins.

## New Schedule for Beaverton City Library Effective Sunday, October 17, 2004:

**Sunday** ..... 1:00 pm - 5:00 pm  
**Monday** ..... 1:00 pm - 8:00 pm  
**Tuesday** ..... 10:00 am - 8:00 pm  
**Wednesday** ..... 10:00 am - 8:00 pm

**Thursday** ..... 1:00 pm - 8:00 pm  
**Friday** ..... 1:00 pm - 5:00 pm  
**Saturday** ..... 10:00 am - 5:00 pm

## DIRECTORY OF LOCAL HOUSING RESOURCES

### GARBAGE SERVICE

Complaints/Questions on Service ..... (503) 526-2665  
 Recycling Information ..... (503) 526-2665  
 Metro (Recycling Information)  
     Hotline for entire area) ..... (503) 234-3000  
 Aloha Garbage Company ..... (503) 649-6727  
 Garbarino Disposal Service ..... (503) 647-2335  
 Valley Garbage & Recycling Inc. .... (503) 643-7063  
 Walker Garbage Service ..... (503) 626-3677  
 Waste Management Service ..... (503) 992-1212  
 West Slope Garbage ..... (503) 292-8173

### UTILITIES/TELECOMMUNICATION PROVIDERS

AT&T ..... (800) 222-0300  
 Comcast ..... (888) 824-8264  
 NW Natural Gas ..... (503) 226-4211  
 Portland General Electric (PGE) ..... (503) 228-6322 or  
     (800) 542-8818  
 PGE Outages and Repairs ..... (503) 464-7777 or  
     (800) 544-1795  
 Qwest ..... (800) 244-1111  
     Resident Line Rep ..... (800) 573-1311  
     Business Line New ..... (800) 603-6000  
     Business Line Rep ..... (800) 954-1211  
 Verizon ..... (800) 483-4000

### WATER SERVICE PROVIDERS

City of Beaverton ..... (503) 526-2257  
 Tualatin Valley Water District ..... (503) 642-1511  
 West Slope Water District ..... (503) 292-2777

### PUBLIC SAFETY (Non-Emergency Numbers)

Beaverton Police ..... (503) 526-2265  
 Oregon State Police ..... (503) 731-3030  
 Washington Co. Sheriff ..... (503) 846-2700  
 Tualatin Valley Fire & Rescue ..... (503) 649-8577

### MISCELLANEOUS NUMBERS

Adult & Family Services (Wash. County) .. (503) 646-9952  
 Asbestos Questions (DEQ) ..... (503) 229-5982  
 Beaverton Chamber of Commerce ..... (503) 644-0123  
 Beaverton City Hall ..... (503) 526-2222  
 Beaverton Farmers Market ..... (503) 643-5345  
 Beaverton Home Repair ..... (503) 526-2488  
 Beaverton School District ..... (503) 591-8000  
 Better Business Bureau ..... (503) 226-3981  
 Child Care Referral ..... (971) 223-6100  
 Clean Water Services ..... (503) 846-7044  
 Convention & Visitors Bureau ..... (503) 644-5555  
 Department of Environmental Quality  
     (Vehicle Inspection Program) ..... (503) 229-6235  
 Department of Motor Vehicles ..... (503) 299-9999  
 Disability Service Office (State of Oregon)... (503) 627-0362  
 Employer Job Order Desk ..... (503) 526-2726  
 Energy & Emergency Services ..... (503) 648-6646  
 Homeless & Housing Services ..... (503) 640-3263  
 Job Information ..... (503) 644-1229  
 National Weather Service ..... (503) 261-9246  
 Oregon Health Plan ..... (503) 273-4310  
 ODOT (Signal Repair-day) ..... (503) 653-3124  
 Post Office, Beaverton ..... (503) 646-3196  
 Road/Travel Conditions ..... (503) 977-6368  
 Social Security ..... (503) 520-1100  
 TriMet (Public Transportation) ..... (503) 238-RIDE  
 Tualatin Hills Parks & Recreation District. (503) 645-6433  
 Unemployment (Claims Info) ..... (503) 644-7246  
 Washington County Road Maintenance ..... (503) 846-7623  
 Voter Info ..... (503) 648-8670

**Additional information is available on the  
City Web site at [www.ci.beaverton.or.us](http://www.ci.beaverton.or.us)**

## YOUR CITY

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 Beaverton, OR 97076-4755

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